

SITE PLAN SYMBOLS LEGEND

	BUILDING ENTRANCE		FIRE DEPARTMENT CONNECTION
	BUILDING EXIT		FIRE HYDRANT
	BICYCLE PARKING		NEW STREET LIGHT
	PROPERTY LINE		STREET LIGHT TO BE REMOVED
	SETBACK LINE		EXISTING STREET LIGHT TO REMAIN
	OVERHEAD WIRES		EXISTING UTILITY POLE TO REMAIN
	INTERLOCKING STONE PAVERS		UTILITY POLE TO BE REMOVED/RELOCATED
	EXISTING TRAFFIC SIGNAL POST		
	RAISED PLANTER		

- SITE PLAN NOTES**
- 1 ASPHALT
 - 2 EXISTING STRUCTURE TO BE DEMOLISHED
 - 3 CONCRETE SIDEWALK
 - 4 SOFT LANDSCAPING
 - 5 DEPRESSED CURB
 - 6 LINE OF CANOPY/BUILDING ABOVE
 - 7 BENCH
 - 8 BALCONY ABOVE
 - 9 CONCRETE CURB. SEE CIVIL
 - 10 RAISED TERRACE. SEE CIVIL
 - 11 BUS STOP FLAG POLE
 - 12 BIKE RACK. REFER TO LANDSCAPE
 - 13 BUS LOADING AREA (2400mm x 1500mm)
 - 14 ACCESSIBLE SEATING AREA (915mm x 1370mm)
 - 15 GARBAGE BIN
 - 16 CYCLE PATH
 - 17 LINE OF UNDERGROUND PARKING BELOW

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KEY PLAN

OWNER
 2317916 ONT INC.
 2081 MERIVALE ROAD
 OTTAWA, ON, K2G 1G9

ARCHITECT
 PROJECT1 STUDIO
 260 ST. PATRICK ST. SUITE 300
 OTTAWA, ON, K1N 5K5

PLANNER
 NOVATECH
 240 MICHAEL COWPLAND DRIVE, SUITE 200
 OTTAWA, ON, K2M 1P6

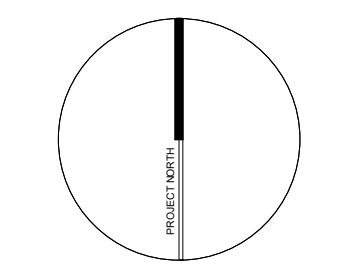
LANDSCAPE ARCHITECT
 NOVATECH
 240 MICHAEL COWPLAND DRIVE, SUITE 200
 OTTAWA, ON, K2M 1P6

CIVIL ENGINEER
 STANTEC
 300 - 1331 CLYDE AVENUE
 OTTAWA, ON, K2C 3G4

SURVEYOR
 ANNIS O'SULLIVAN VOLLEBEKK LTD.
 14 CONCOURSE GATE, SUITE 500
 OTTAWA, ON, K2E 7S6

5	ISSUED FOR SPC	2024-06-20
4	ISSUED FOR COORDINATION	2024-04-30
3	ISSUED FOR COORDINATION	2024-04-25
2	REISSUED FOR SPC	2024-04-10
1	ISSUED FOR SPC	2023-06-08

ISSUE RECORD



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PROJ	SCALE	DRAWN	REVIEWED
2218	NOTED	JH	RMK

SITE PLAN

SP-01

RESIDENTIAL UNIT COUNT										
NAME	LVL 01	LVL 02	LVL 03	LVL 04	LVL 05	LVL 06	LVL 07	TOTAL COUNT	PERCENTAGE	
1-BED	2	4	4	4	4	5	6	29	24%	
1-BED + DEN	0	5	6	3	3	3	1	21	17%	
2-BED	1	5	6	7	7	6	7	39	32%	
DOUBLE HEIGHT UNIT 1 (2-BED)	0	0	0	0	0	0	1	1	1%	
DOUBLE HEIGHT UNIT 2 (2-BED)	0	0	0	0	0	0	1	1	1%	
DOUBLE HEIGHT UNIT 3 (2-BED)	0	0	0	0	0	0	1	1	1%	
STUDIO	0	5	5	6	6	6	3	31	25%	
TOTAL	3	19	21	20	20	20	20	123	100%	

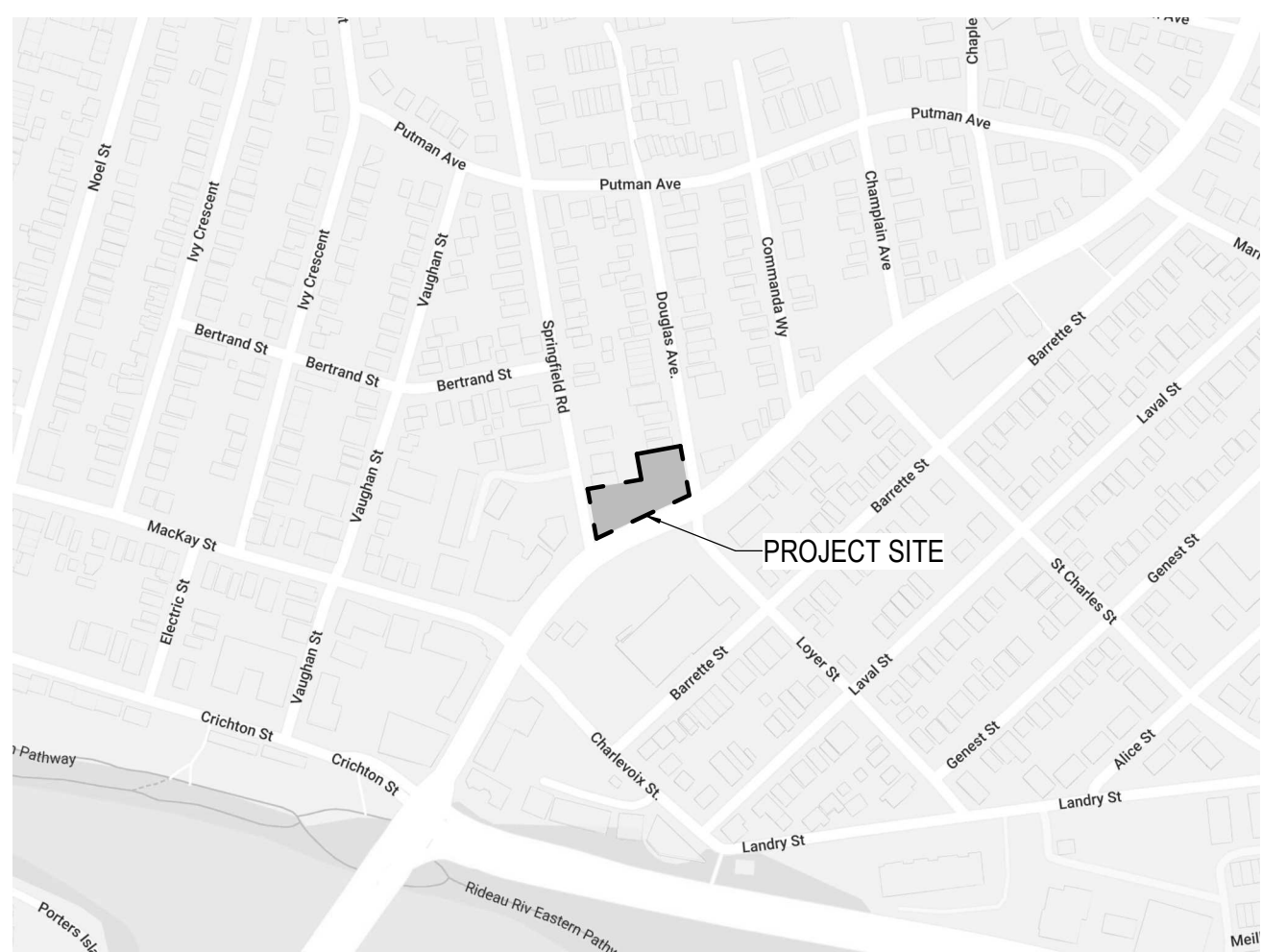
PARKING SCH. (BICYCLE)	
LEVEL	COUNT
LEVEL P1	18
LEVEL 1	110
TOTAL	128

PARKING SCH. (VEHICLE)	
TYPE	COUNT
RESIDENT	30
RETAIL	7
VISITOR	11
TOTAL	48

PART 1 Plan of PART OF LOTS 1, 2, 3 & 4 (NORTH BEECHWOOD AVENUE) LOT 1 AND PART OF LOT 2 (WEST DOUGLAS AVENUE) REGISTERED PLAN 74 CITY OF OTTAWA

Surveyed by Annis, O'Sullivan, Vollebæk Ltd.

SURVEY INFO
SCALE: NTS



2 LOCATION PLAN
SCALE: NTS

RETAIL UNIT LIST			
NUMBER	UNIT TYPE	AREA	AREA (SF)
C1	COMMERCIAL UNIT 1	193.73 m ²	2085 SF
C2	COMMERCIAL UNIT 2	121.00 m ²	1302 SF
C3	COMMERCIAL UNIT 3	119.24 m ²	1283 SF
C4	COMMERCIAL UNIT 4	116.84 m ²	1258 SF
TOTAL		550.81 m²	5928 SF

Site Statistics		
Current Zoning Designation:	TM8	
Lot Width:	61.8m	
Total Lot Area:	1930.5m ²	
Gross Floor Area:	11160m ²	
Building Area:	1520m ²	
Floor Space Index:	5.78	
Proposed Development - 8 Storey Mid-Rise Apartment Building		
No. of Units:	123	
Zoning Mechanism	Required	Provided
Minimum Lot Area Table 197(a)	No Minimum	1930m ²
Minimum Lot Width Table 197(b)	No Minimum	32m
Front Yard Setback Table 197(b)(i)	0m for the first 3 storeys 2m above third storey	0m (first 3 storeys) 2m (above sixth storey)
Corner Side Yard Setback Table 197(b)(ii)	Min. 1m, Max. 3m for the first 3 storeys 2m more above third storey	1m (first 3 storeys) 2m greater than storeys 1-3
Rear Yard Setback Table 197(b)(iii)	where abutting a residential zone, - 5 metres for the first three storeys except in the case of corner or through lots 20 metres or greater in width, where setback is 3 metres for up to half the lot width measured from the corner side lot line and 7.5 metres for the remaining portion of the lot width - 7.5 metres above the third storey	3m (first three storeys) 5.5m (above third storey)
Max. Interior Side Yard Setback Table 197(d)(i) (abutting residential zone) - East side	Min. 3 metres for a non-residential use building or a mixed-use building abutting a residential zone	3m
Min. Interior Side Yard Setback Table 197(d)(i) (abutting mixed-use zone) - West side	No minimum	0m on Springfield
Minimum Building Height Table 197(g)(i)	6.7 metres for a distance of 20 metres from the front lot line as set out under subsection 197(5)	24.4m
Maximum Building Height Table 197(g)(ii)	20m / 6 storeys Add. setback of 2m where building greater than 4 storeys	24.4m / 8 storeys Additional 2m setback provided above 6th storey
Angular Plane Table 197(g)(ii)(2)	Rear lot line abuts an R3 zone. A 45-degree angular plane is required measured at a height of 15 m from a point 7.5 m from the rear lot line projecting upwards towards the front lot line.	A 45-degree angular plane is provided measured at a height of 21.7 m from a point 3.6 m from the rear lot line.
Minimum Width of Landscaped Area Table 197(j)	3m (abutting a residential zone) All other cases: No Minimum - lot abuts a TM zone	0m (rear lot line) 1.5m abutting Interior Side Yard lot lines
Minimum Driveway Width Table 197(j)	6m for parking lots with 20 or more parking spaces	6m
Total Amenity Area Table 137(4)(i)	738m ² 69m ² / unit for 123 units	880m ²
Communal Amenity Area Table 137(4)(ii)	369m ² Min. 50% of Total Amenity Area	375m ²
Parking Requirements (Residential)		
Minimum Parking Spaces Table 101 (Sch. 1A - Area A)	50 Spaces 0 spaces for the first 12 units - Section 101(4)(b) 0.5 spaces / unit for 111 units - Table 101(R15) - 10% Section 101(6)	30 Spaces
Minimum Visitor Parking Spaces Table 102 (Sch. 1A - Area A)	11 Spaces 0 spaces for first 12 units - Section 102(2) 0.7 spaces / unit for 111 units - Table 102	11 Spaces
Parking Requirements (Retail)		
Minimum Parking Spaces Table 101 (Sch. 1A - Area A)	7 Spaces 1.25 spaces / 100m ² x 551m ² - Table 101(N79)	7 Spaces
Bicycle Parking Rates		
Minimum Bicycle Parking Spaces (Residential) Table 111A (Sch. 1 - Area B)	62 Spaces 0.5 spaces / unit for 123 units [111A(b)(i)]	124 Spaces (interior spaces) (108 at grade)
Minimum Bicycle Parking Spaces (Retail) Table 111A (Sch. 1 - Area B)	2 Spaces 1 space / 250m ² x 551m ² [111A(a)]	4 Spaces (exterior spaces)

AREA SCH. (COMMUNAL AMENITY)			
LEVEL	NAME	AREA	AREA (SF)
LEVEL 1	AMENITY - DOG WASH	8.15 m ²	86 SF
LEVEL 1	AMENITY ROOM	55.90 m ²	602 SF
LEVEL 1	OUTDOOR AMENITY AREA	132.67 m ²	1428 SF
LEVEL 2	AMENITY - COMMUNAL TERRACE	42.93 m ²	462 SF
LEVEL 2	AMENITY ROOM	137.20 m ²	1477 SF
TOTAL		374.84 m²	4035 SF

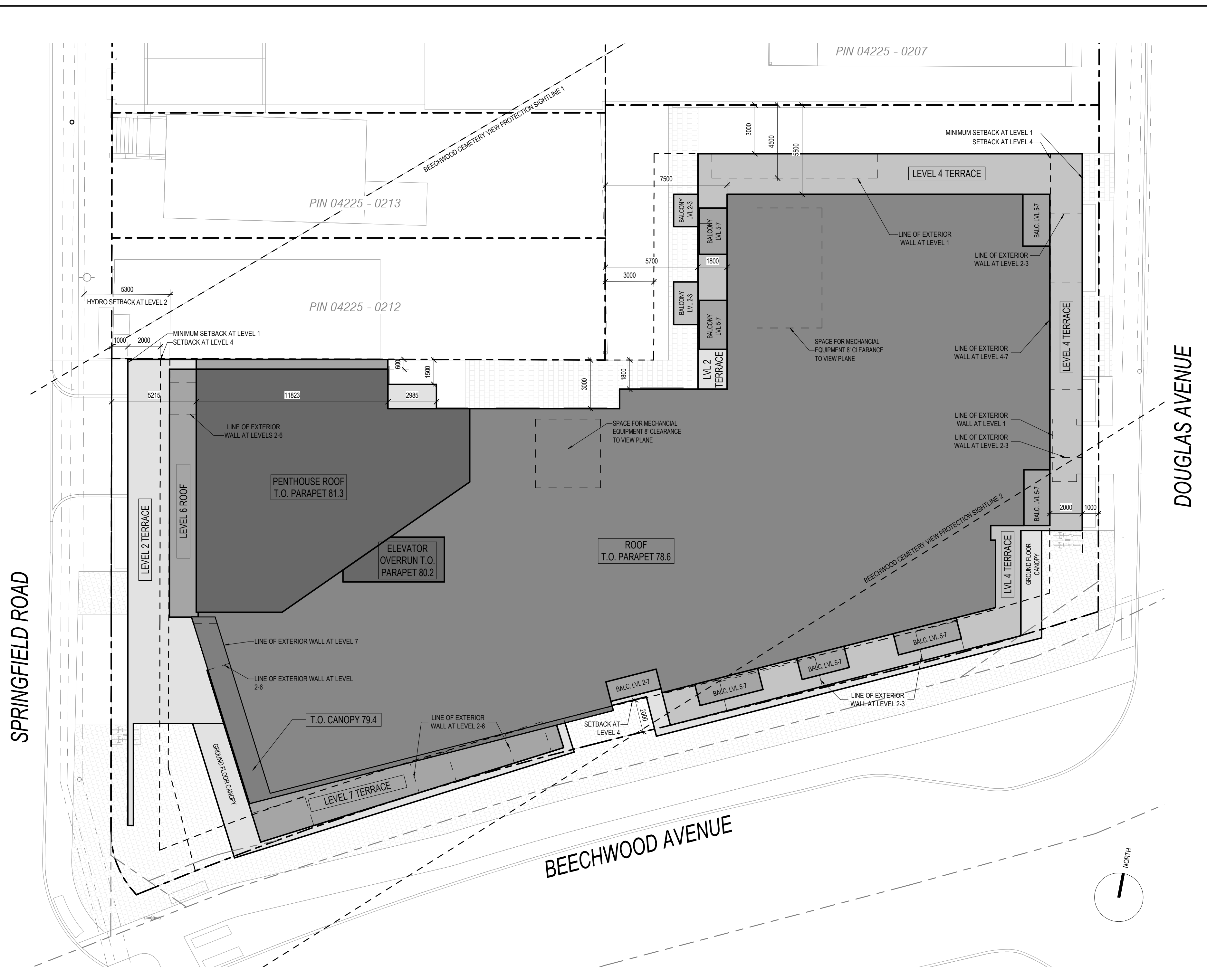
AREA SCH. (PRIVATE AMENITY)		
LEVEL	AREA	AREA (SF)
Not Placed	0.00 m ²	0 SF
LEVEL 1	19.87 m ²	214 SF
LEVEL 2	54.85 m ²	590 SF
LEVEL 3	59.04 m ²	635 SF
LEVEL 4	166.78 m ²	1795 SF
LEVEL 5	54.87 m ²	591 SF
LEVEL 6	54.98 m ²	591 SF
LEVEL 7	84.24 m ²	907 SF
LEVEL 8	11.08 m ²	119 SF
TOTAL	505.61 m²	5442 SF

GROSS AREA (OBC)		
LEVEL	AREA	AREA (SF)
LEVEL P1	1759.94 m ²	18944 SF
LEVEL 1	1423.08 m ²	15318 SF
LEVEL 2	1409.13 m ²	15168 SF
LEVEL 3	1409.13 m ²	15168 SF
LEVEL 4	1259.64 m ²	13569 SF
LEVEL 5	1259.42 m ²	13566 SF
LEVEL 6	1259.44 m ²	13567 SF
LEVEL 7	1187.57 m ²	12783 SF
LEVEL 8	193.11 m ²	2079 SF
TOTAL	11160.46 m²	120130 SF

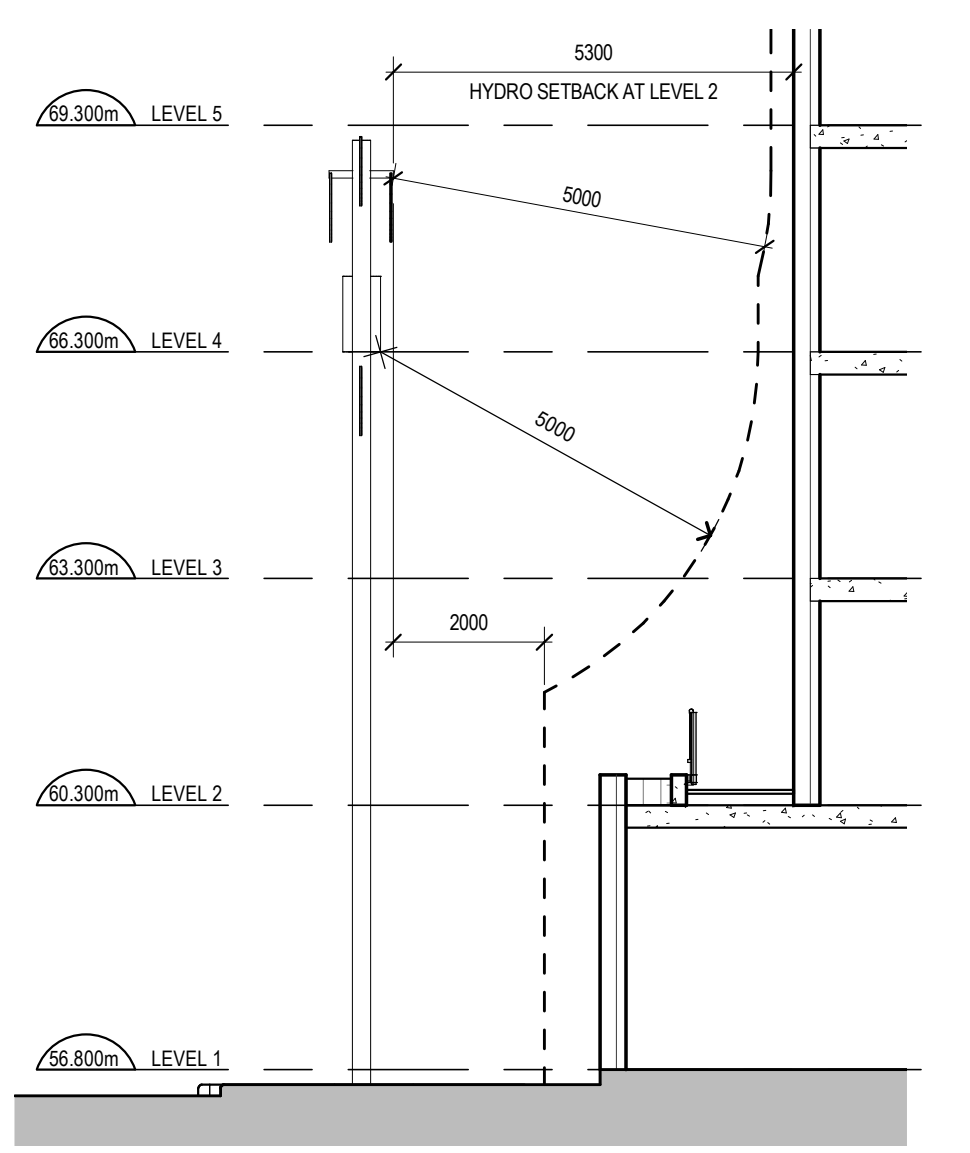
RENTABLE AREA (RESIDENTIAL)		
LEVEL	AREA	AREA (SF)
LEVEL 1	185.17 m ²	1993 SF
LEVEL 2	1106.58 m ²	11911 SF
LEVEL 3	1255.51 m ²	13548 SF
LEVEL 4	1109.98 m ²	11948 SF
LEVEL 5	1109.98 m ²	11948 SF
LEVEL 6	1109.98 m ²	11948 SF
LEVEL 7	1026.56 m ²	11050 SF
LEVEL 8	181.47 m ²	1953 SF
TOTAL	7685.23 m²	82685 SF

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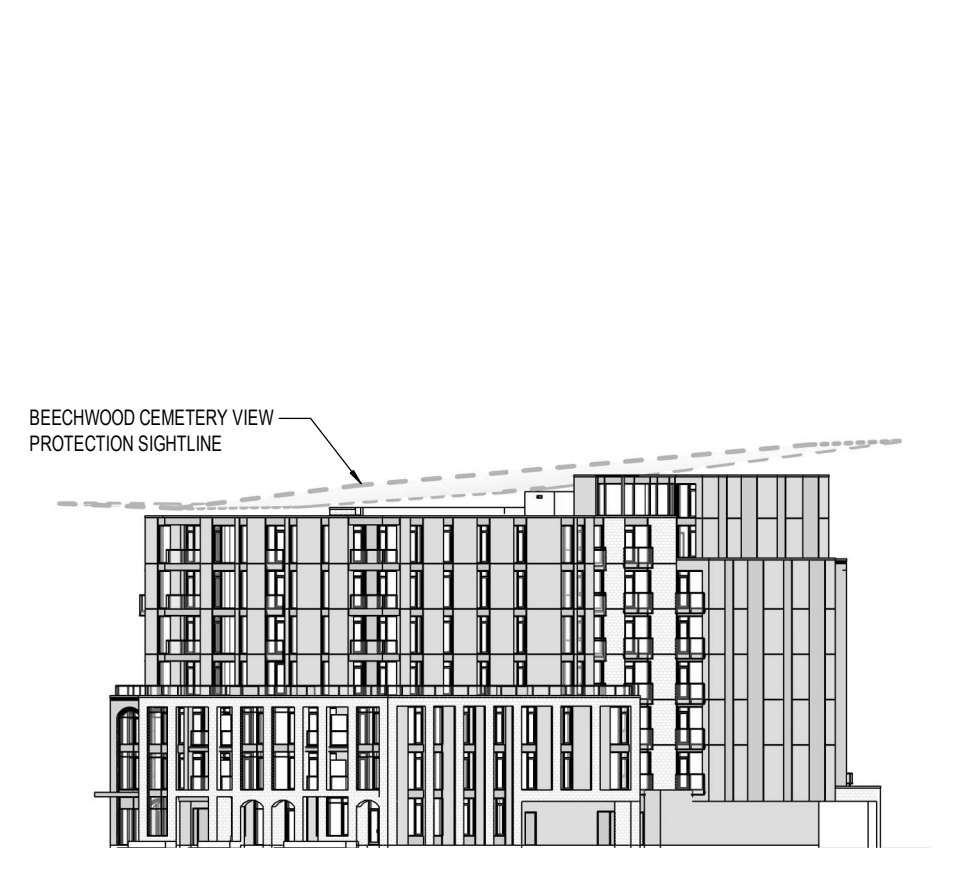
KEY PLAN



1 SITE SETBACK PLAN
SCALE: 1 : 150



3 HYDRO WIRE SECTION
SCALE: 1 : 100



4 VIEW PROTECTION SIGHTLINES
SCALE:

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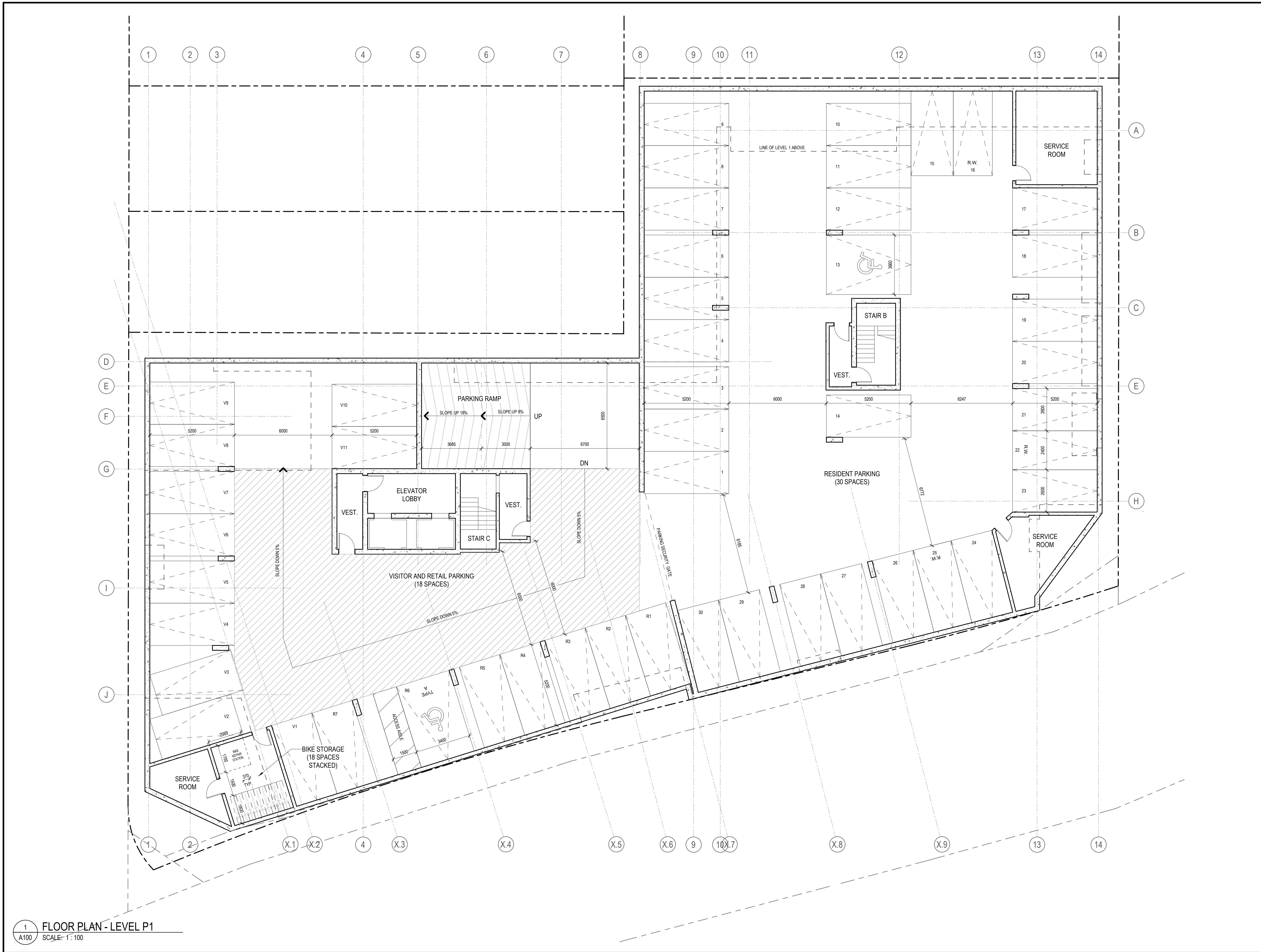


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PROJECT STATISTICS AND ZONING INFORMATION

SP-02



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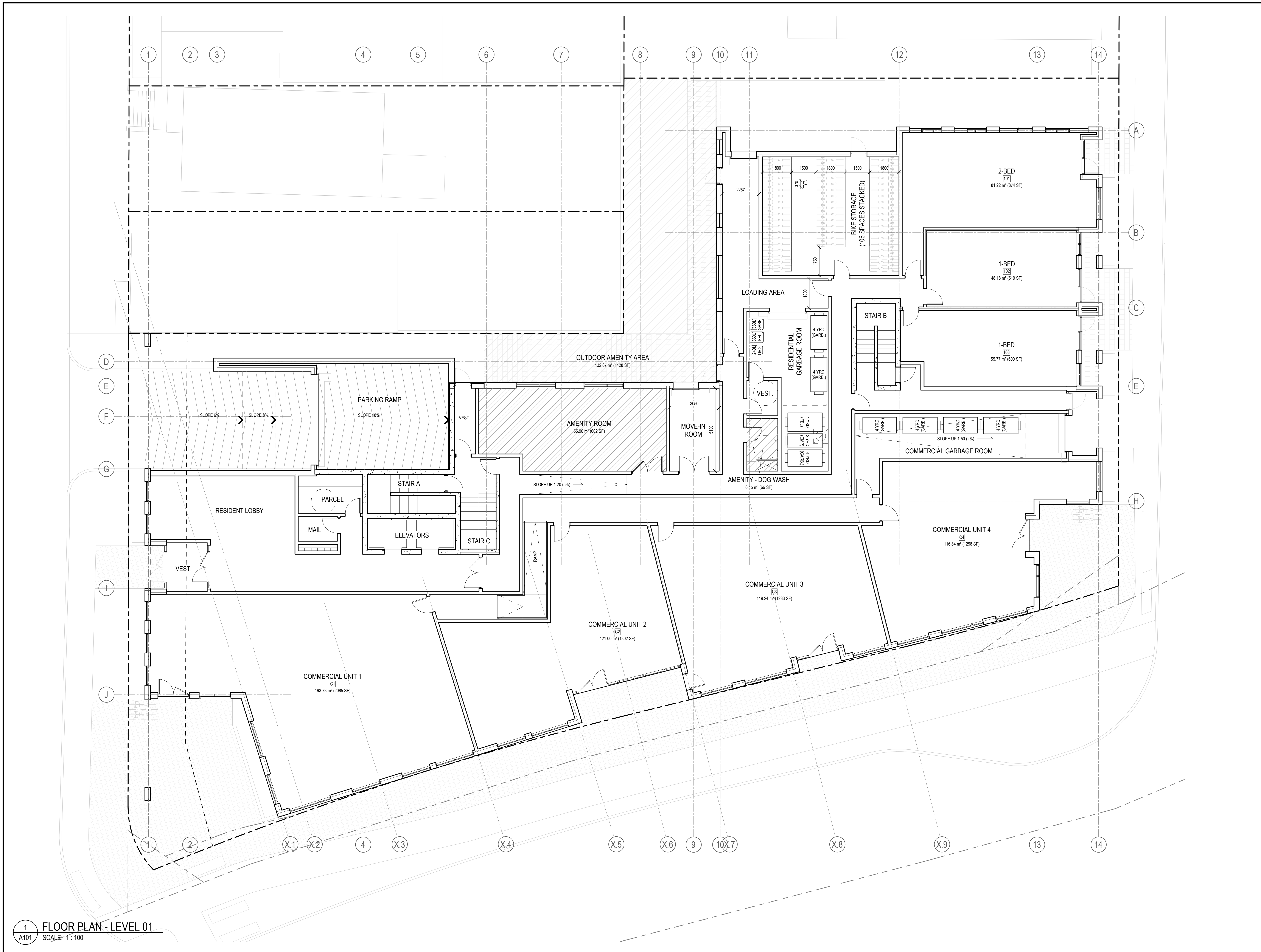
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FLOOR PLAN - LEVEL P1

A100

1 FLOOR PLAN - LEVEL P1
 A100 SCALE: 1:100



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FLOOR PLAN - LEVEL 01

A101

1 FLOOR PLAN - LEVEL 01
A101 SCALE: 1:100



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FLOOR PLAN - LEVEL 02

A102

1 FLOOR PLAN - LEVEL 02
A102 SCALE: 1:100

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FLOOR PLAN - LEVEL 03

A103



1 FLOOR PLAN - LEVEL 03
A103 SCALE: 1" = 100'

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FLOOR PLAN - LEVEL 04

A104



1 FLOOR PLAN - LEVEL 04
A104 SCALE: 1:100

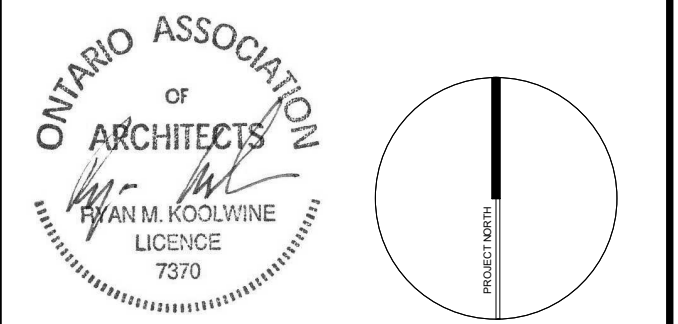
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FLOOR PLAN - LEVEL 05

A105



1 FLOOR PLAN - LEVEL 05
A105 SCALE: 1" = 100'

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FLOOR PLAN - LEVEL 06

A106



1 FLOOR PLAN - LEVEL 06
A106 SCALE: 1" = 100'

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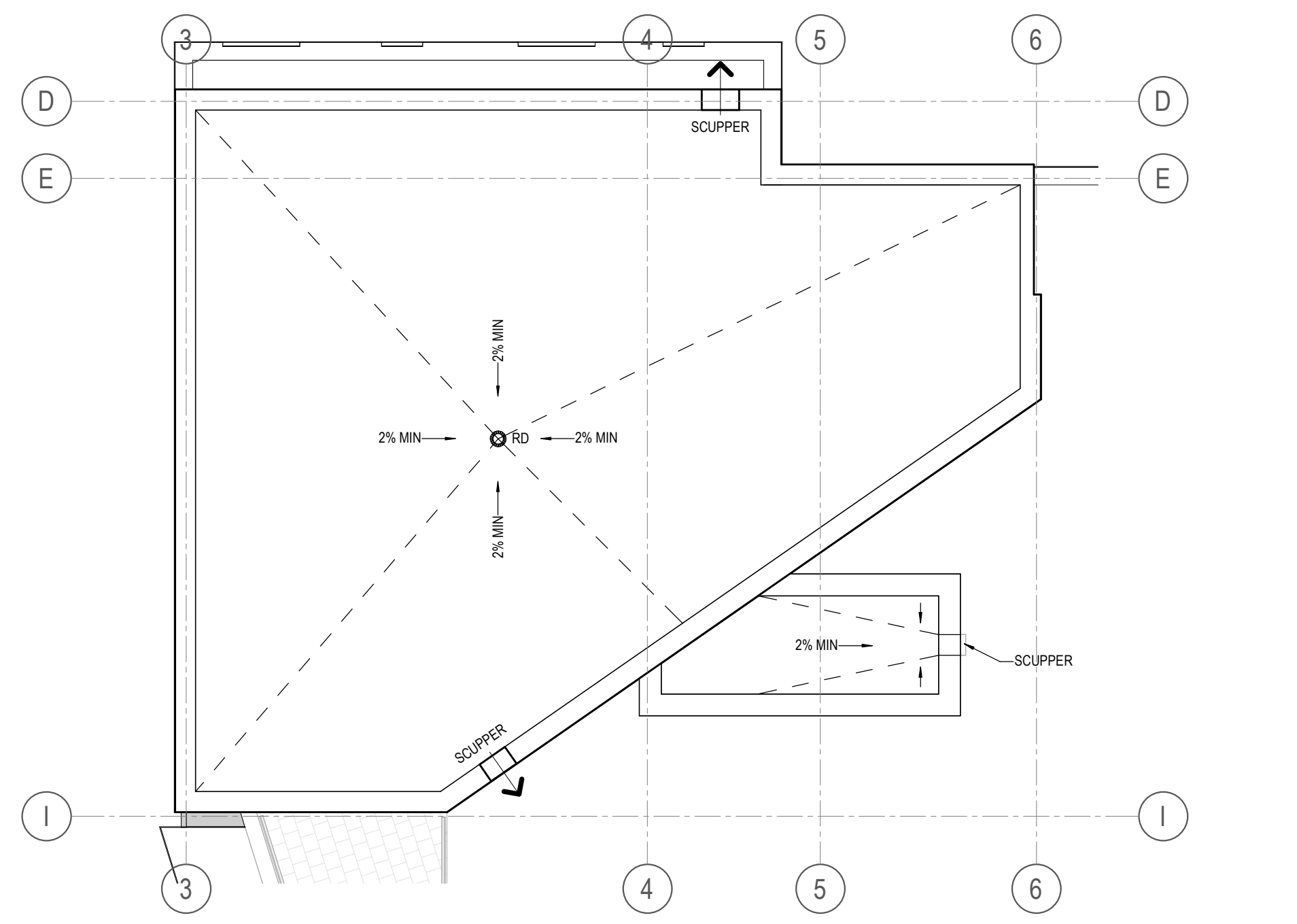
FLOOR PLAN - LEVEL 07

A107

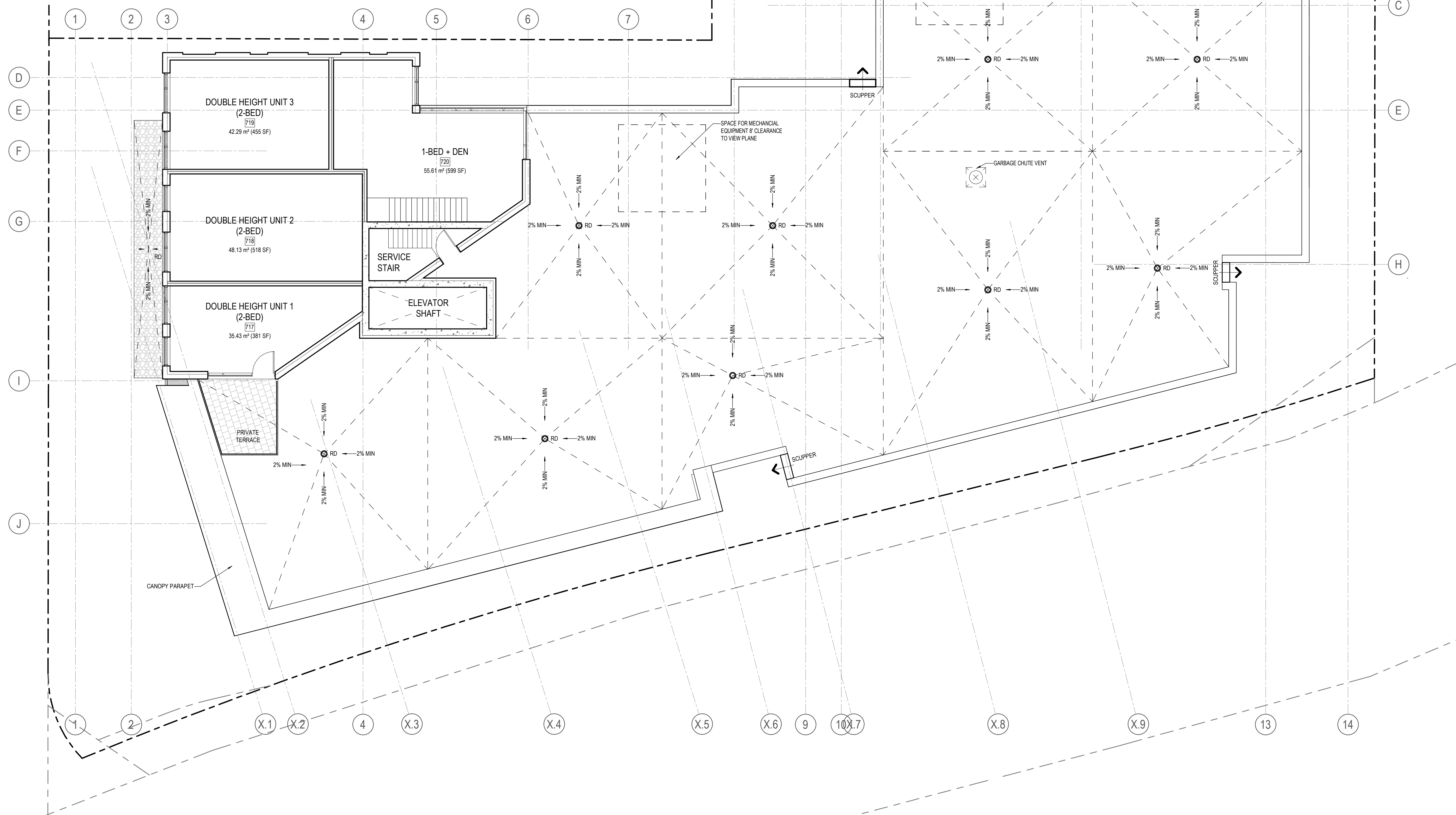


1 FLOOR PLAN - LEVEL 07
A107 SCALE: 1" = 100'

2 UPPER ROOF PLAN
SCALE: 1:100



1 FLOOR PLAN - LEVEL 08
SCALE: 1:100



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1	ISSUED FOR SPC	2023-06-08

ISSUE RECORD



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PROJ	SCALE	DRAWN	REVIEWED
2218	NOTED	JH	RMK

FLOOR PLAN - LEVEL 08 & ROOF PLAN

A108



1 WEST ELEVATION
SCALE: 1:100

CLADDING LEGEND:

	AL-1	ALUMINUM COMPOSITE PANEL DARK GREY
	AL-2	ALUMINUM COMPOSITE PANEL ANODISED
	ST-1	ARCHITECTURAL STONE WHITE
	BR-1	BRICK MASONRY BLACK
	BR-2	BRICK MASONRY RED
	GL-1	ALUMINUM AND GLASS RAILING

GENERAL ARCHITECTURAL NOTES:

- This drawing is the property of the Architect and may not be reproduced or used without the expressed consent of the Architect.
- Drawings are not to be scaled. The Contractor is responsible for checking and verifying all levels and dimensions and shall report all discrepancies to the Architect and obtain clarification prior to commencing work.
- Upon notice in writing, the Architect will provide written clarification or supplementary information regarding the intent of the Contract Documents.
- The Architectural drawings are to be read in conjunction with all other Contract Documents including Project Manuals and the Structural, Mechanical and Electrical Drawings.
- Positions of exposed or finished Mechanical or Electrical devices, fittings and fixtures are indicated on the Architectural Drawings. Locations shown on the Architectural Drawings shall govern over Mechanical and Electrical Drawings. Mechanical and Electrical items not clearly located will be located as directed by the Architect.
- These documents are not to be used for construction unless specifically noted for such purpose.

KEY PLAN



2 SOUTH ELEVATION
SCALE: 1:100

5	ISSUED FOR SPC	2024-06-20
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PROJ	SCALE	DRAWN	REVIEWED
2218	NOTED	JH	RMK

ELEVATIONS

A201



CLADDING LEGEND:

[Symbol]	AL-1	ALUMINUM COMPOSITE PANEL DARK GREY
[Symbol]	AL-2	ALUMINUM COMPOSITE PANEL ANGUSED
[Symbol]	ST-1	ARCHITECTURAL STONE WHITE
[Symbol]	BR-1	BRICK MASONRY BLACK
[Symbol]	BR-2	BRICK MASONRY RED
[Symbol]	GL-1	ALUMINUM AND GLASS RAILING

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KEY PLAN

1 EAST ELEVATION
SCALE: 1:100



2 NORTH ELEVATION
SCALE: 1:100

5	ISSUED FOR SPC	2024-06-20
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1	ISSUED FOR SPC	2023-06-08

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PROJ	SCALE	DRAWN	REVIEWED
2218	NOTED	JH	RMK

ELEVATIONS

A202